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West Newlands Farm

Blakeston Lane | Stockton-on-Tees



“A Traditional Four-Bedroom Farmhouse with Extensive Commercial-Scale Outbuildings and Workshops”



The Property

West Newlands Farm presents a distinctive opportunity to acquire a traditional detached farmhouse accompanied by an exceptionally substantial collection of workshops, storage buildings and extensive hardstanding, occupying an established rural setting on Blakeston Lane, near Stockton-on-Tees. Set within approximately 2.37 acres, the property combines comfortable four-bedroom accommodation with approximately 32,679 sq ft of outbuildings, creating an unusual proposition for purchasers seeking a country house with considerable space for storage, workshops or other uses, subject to any necessary consents.

The farmhouse is an attractive red-brick building, dating from 1930, with a symmetrical principal façade distinguished by twin bay windows, contrasting stone detailing and a central arched entrance. Beneath its traditional slate roof, the accommodation extends to approximately 1,980 sq ft and retains a number of characterful features, including decorative fireplaces, timber flooring and well-proportioned reception rooms. Four open fireplaces are found throughout the house, adding to its traditional character.

The main entrance opens into a central hallway with a staircase rising to the first floor and access to the principal ground-floor rooms. Positioned across the front of the house, the lounge is a particularly generous reception space, with a broad bay window drawing in natural light. The room is arranged into two complementary areas, providing considerable flexibility for formal and informal seating. Timber flooring extends throughout, while an ornate fireplace with a substantial timber surround creates a distinctive focal point. A second fireplace and fitted shelving add further character to the adjoining seating area.



The living room offers a more informal setting, comfortably accommodating both seating and a dining table. A bay window overlooks the grounds, while traditional timber flooring, decorative wall panelling and a fireplace housing a stove contribute to the room’s welcoming atmosphere. Its position alongside the kitchen makes it especially convenient for everyday use.

The kitchen has a traditional farmhouse character, with timber cabinetry, substantial wooden work surfaces and terracotta-style floor tiles. A freestanding cooker sits beneath a tiled splashback, while a stove set within a brick fireplace provides an additional feature. There is ample space for a central dining table, creating a practical arrangement for daily meals.

Beyond the kitchen, the conservatory provides a bright additional sitting area, with extensive glazing and direct access outside. An adjoining utility room offers valuable ancillary space, while a ground-floor shower room completes the accommodation at this level.

Upstairs, four bedrooms are arranged around a central landing. The principal bedroom is a generously proportioned double, with a broad window framing views across the surrounding countryside. Its comfortable dimensions allow for substantial bedroom furniture, while the rural outlook reinforces the property’s setting.





A second spacious double bedroom incorporates an extensive range of built-in wardrobes, providing excellent storage. The remaining two bedrooms offer flexibility for family accommodation, guests or additional working space. All four bedrooms are served by a centrally positioned family bathroom. The elevated position provides attractive views across open fields to the north and east, with the outlook extending towards the coast.





Google Maps what3words

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Wayleaves, Easements & Rights of Way

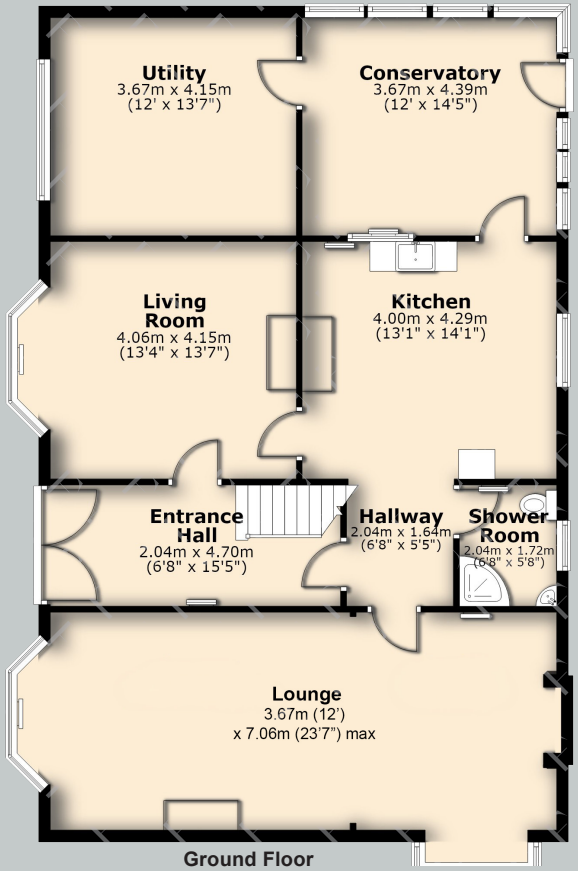
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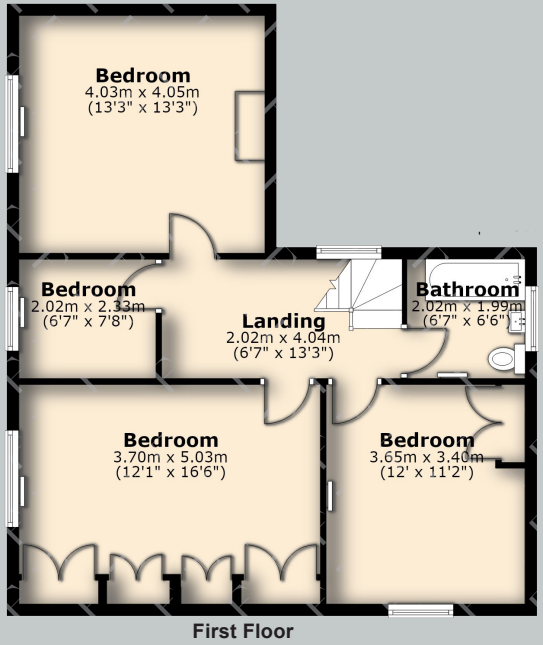
Postcode	Council Tax	EPC	Tenure
TS21 3LE	Band D	Rating F	Freehold

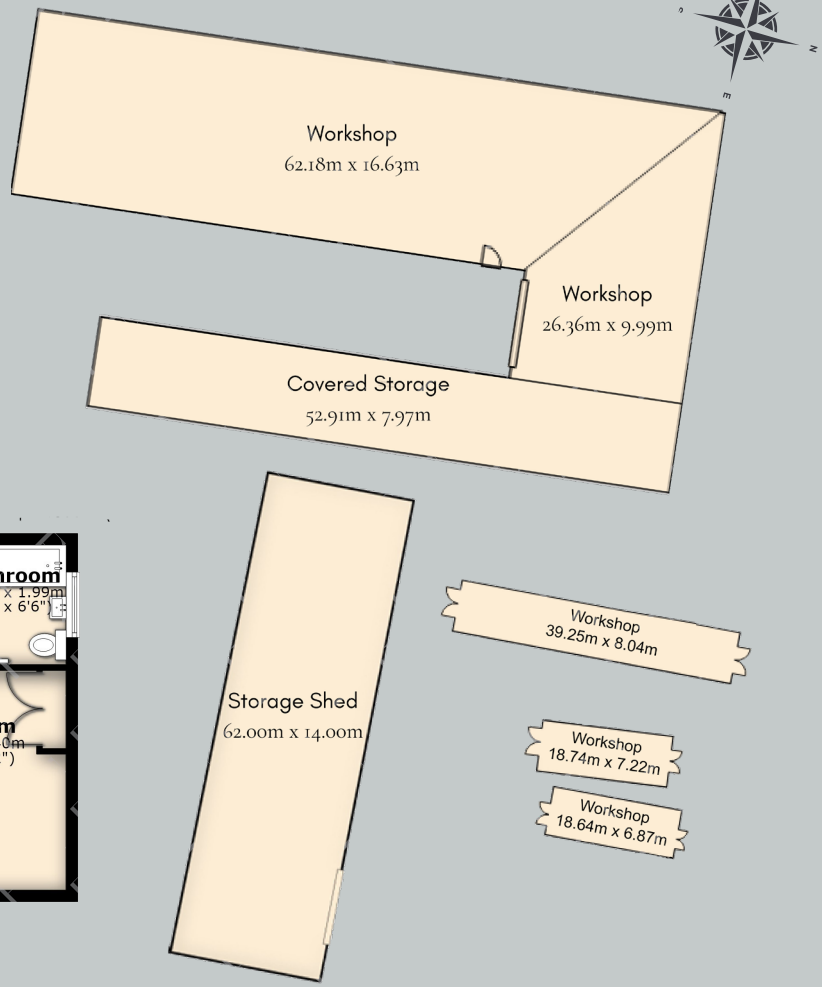
Services

Mains electricity and water. Drainage to septic tank.
Heating via a wood fired boiler.

Floor Plans







House Total area: approx. 183.9 sq. metres (1979.8 sq. feet) including garage.

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Viewings Strictly by Appointment

The Property Ombudsman

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